

MINUTES
GRANBY DEVELOPMENT COMMISSION
Monday, January 14, 2013
7:00 P.M.

Present: Marty Schwager, Chairman, Ken Kuhl, Matt Garrett, Rob Rome and Ed Guarco. Fran Armentano, Director of Community Development was also in attendance.

Eric Mainardi of 17 Hale View Drive attended the meeting.

The meeting opened at 7:04 p.m. in the Granby Town Hall Meeting Room.

The Commission discussed the minutes of the December 10, 2012 meeting. **ON A MOTION** by, Ken Kuhl seconded by, Ed Guarco the Commission voted to approve the minutes of December 10, 2012. All approved.

The Commission viewed and discussed the development plans for the Greenway Village (Rear of Mill Pond Road). The Commission had previously reviewed preliminary plans and had recommended the change of zone from ED to PDM. The Commission now reviewed the specific site development plans. The Commission was impressed by the design and felt that the development will be very positive for the Town. The Commission believes that there is a need within the Town of Granby for multifamily rental units and that the units will help to diversify the town's housing supply. The Commission also noted that the units will have a substantial positive impact on the Town's tax base and that the occupants will support our local businesses and in the future may well become buyers of single family homes and condominiums here in Town. On a motion by Ken Kuhl, seconded by Rob Rome the Commission directed Chairman Schwager to write a letter to the Planning and Zoning Commission noting these views.

The Commission viewed the preliminary maps of the Center area sidewalks. The Commission strongly supports the center sidewalks and finds them to be consistent with the goals of the Granby Center Zone. The Development also encourages the inclusion of traditional lighting within the project as this will further the goals of the Center Plan and further beautify the area. On a motion by Marty Schwager and seconded by Matt Garrett the Commission directed Chairman Schwager to write a letter to Town Manager Bill Smith noting these views.

The Commission discussed the Town's commercial activity. Fran indicated that the Granby Chinese restaurant should reopen under new ownership in the near future. He is currently working with the plaza owner and the potential restaurateur on the issue. He suspects that the restaurant will undergo a complete renovation. Fran also expects additional activity within the 10 Hartford Avenue Plaza. Discussions of the housing market indicate continuing improvements.

Matt Garrett provided a report on wireless internet access for the Town Center.

The Commission discussed the Peppermill Deli and Bakery.

The Commission continues to discuss residential zones and the benefit of smaller lots where public water, public sewer and natural gas are available.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Fran Armentano
Acting Recording Secretary